

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, February 26, 2015 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings: 2/5/15**
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission; Zoning Board of Appeals; Planning Commission 1/22/15, 2/5/15; Zoning Sub-Committee**
  
  - b. CT Federation of Planning & Zoning 67<sup>th</sup> Annual Conference Announcement – March 26, 2015
  
4. **Public Hearing 7:30 p.m.**
  - a. **Proposed Regulation Change #201500053: Section 242-309C(2) – Nonconforming Buildings and Structures and Vertical Expansion**
    1. Response from WPCA received 2/11/15 (no comments)
    2. Response memo from Planning Commission to Zoning Commission dated 2/11/15
  
  - b. **Proposed Regulation Change #201500052: Section 242-202 and Section 242-501: Drive-Through Restaurants (to become drive-through facility)**
    1. Response from WPCA received 2/11/15 (no comments)
    2. Response memo from Planning Commission to Zoning Commission dated 2/11/15
  
  - c. **Proposed Regulation Change #201500050: Section 242-202 and 242-501: Brewery and Brewpub / restaurants**
    1. Response from WPCA received 2/11/15 (no comments)
    2. Response memo from Planning Commission to Zoning Commission dated 2/11/15
  
5. **Continued Public Hearing:**
  - a. **101, 103 & 105 Laurel Hill Rd #201401132: Design Review for a mixed use with 98 Residential Units and 8,600 square foot of Commercial buildings (1 extension day used – 30 extension days granted by applicant: ph close date 3/27/15)**
    1. Letter from Bob Hebert of Laurel Hill Partners to A. Dew dated 2/10/15 Re: Extension days for Application #201401132 Public Hearing
    2. Response report of questions concerning Application #201401132 prepared by J.F.M. Engineering, Inc. dated 2/9/15 Re: Multi-Family / Mixed Use Development
    3. Report prepared by Environmental Land Solutions, LLC dated 2/9/25 Re: Response to Wetland Consultant Multi-Use Development in a Brookfield Incentive Housing District – 101-103 Laurel Hill Rd
    4. “Site Engineering Report” prepared by J.F.M. Engineering, Inc dated 2/9/15 – (Abridged Version – dated 2/17/15) *Full report is on cart*
    5. Memo from A. Dew (ZEO) to “file” for 101 Laurel Hill Rd dated 10/2/14 revised 2/17/15 Re: Pre-Review of Plans Dated 9/18/14; Review of plans submitted 1/17/15
    6. Map titled “Footcandle Plan” prepared by Environmental Land Solutions dated 11/20/14 revised 2/9/15 – sheet LP 5
    7. **Bond Estimate Sheet prepared by J.F.M. Engineering, Inc. dated 2/16/15 for \$65,309.00**
    8. **Incentive Housing Restriction Document received in Land Use 2/18/15**

9. **Map Cover Sheet titled “Proposed Multi-Family Mixed Use Development – 101-103 Laurel Hill Road, Brookfield, Connecticut prepared by Environmental Land Solutions, LLC and MacMillan Architects dated 2/9/15**

- “Existing Conditions & Demolition Plan” dated 11/20/14 revised thru 2/9/15 – sheet EX1
- “Site Development Revised Layout Plan” dated 11/20/14 revised thru 2/9/15 – sheet SD1
- “Site Development – North Grading Plan (Sheet 1 of 2) dated 12/22/14 revised thru 2/9/15 – sheet SD2N
- “Site Development – South Grading Plan (Sheet 2 of 2) dated 11/20/14 revised thru 2/9/15 – sheet SD2S
- “Site Development – North Utility, Sewer & Drainage Plan (Sheet 1 of 2) dated 12/22/14 revised 2/9/15 – sheet SD3N
- “Site Development – South Utility, Sewer & Drainage Plan (Sheet 2 of 2) dated 11/20/14 revised thru 2/9/15 – sheet SD3S
- “Sanitary Sewer Extension Plan & Profile – North End (Sheet 1 of 2) dated 11/20/14 revised thru 2/9/15 – sheet SD4N
- “Sanitary Sewer Extension Plan & Profile – South End (Sheet 2 of 2) dated 11/20/14 revised thru 2/9/15 – sheet SD4S
- “Site Development Details ( Sheet 1 of 4) dated 11/20/14 revised thru 2/9/15 – sheet SD5A
- “Site Development Details” (Sheet 2 of 4) dated 11/20/14 revised thru 2/9/15 – sheet SD5B
- “Site Development Details” (Sheet 3 of 4) dated 11/20/14 revised thru 2/9/15 – sheet SD5C
- “Site Development Details” (Sheet 4 of 4) dated 11/20/14 revised thru 2/9/15 – sheet SD5D
- “S&E Control Plan (Sheet 1 of 2) dated 11/20/14 revised thru 2/9/15 - sheet SD6A
- “S&E Control Details (Sheet 1 of 1)” dated 11/20/14 revised thru 2/9/15 – sheet SD6B
- “Landscape and Lighting Plan 20 Scale Site – North End (Sheet 1 of 2) dated 11/20/14 revised thru 2/9/15 – sheet LP-1
- “Landscape and Lighting Plan 20 Scale Site – south End (Sheet 2 of 2) dated 11/20/14 revised thru 2/9/15 – sheet LP2
- “Landscape Details” dated 11/20/14 revised 2/9/15 – sheet LP3
- “Wetland Mitigation Details and Notes” dated 11/20/14 revised 2/9/15 – sheet LP4
- “Elevations – Building A” prepared by MacMillan Architect dated 11/20/14 revised 2/9/15 – sheet A-200
- “Elevations – Entry Elevations – Building B, C & D” dated 2/9/15 – sheet BLDG 200
- “Plan & Elevation – Building E” dated 1/22/15 revised 2/9/15 – sheet E-101
- “Upper Level Plan Elevation – building E” dated 2/9/15 – sheet E-102
- “Elevations – Building E” dated 2/9/15 – sheet E-200

6. **Old Business:** none

7. **New Business:**

- a. **51 Berkshire Dr. #201500096: Single Family Conversion for a 725 sq. ft. apartment**
- b. **33 White Pine Dr. #201500097: Single Family Conversion for a 524 sq. ft. apartment**
- c. **15 Federal Road (GreenDrop) #201500099: 30 sq. ft. illuminated building sign and 25 sq. ft. roadside sign**
  1. Wattage Plan prepared by Complete Imaging Corp dated 2/11/15
- d. **91 Commerce Drive #201500102: Certificate of Zoning Compliance for business going by the name of “Document Data Solutions, LLC” for fabrication and assembly of large format commercial grade ink jet printers.**
  1. Materials Control Plan prepared by CCA, LLC dated February 2015
    - Site Plan / Building Plan – Attachment A
    - Tables – Attachment B
    - MSDS Sheets – Attachment C
    - Spill Control Supplies – Attachment D

8. **Tabled Items:**

9. **Informal Discussion:**

a.

10. **Comments of Commissioners:**

11. **Adjourn:**

**\*\*Next Regular Meeting Scheduled for March 12, 2015\*\***